



City of Seattle  
Seattle Department of Neighborhoods  
Bernie Agor Matsuno, Director



King County



# HARBORVIEW MEDICAL CENTER MAJOR INSTITUTIONS STANDING CITIZENS ADVISORY COMMITTEE

Harborview Medical  
Center Major Institutions  
Standing Citizens  
Advisory Committee

## Members

Larry Brouse – Chair  
Kristin O'Donnell  
John Dolan  
Frederick Scheetz  
Anne Fiske Zuniga  
S Anne Newcombe  
Leslie Harper Miles  
Mike Greenen  
Kristen Johnson  
Ted Klainer

## Ex-Officio Members

Steve Sheppard – DON  
Michael Dorcy – DPD  
Elise Chayet – Harborview  
Medical Center

## MINUTES

### Meeting #26

Wednesday, November 16, 2011

## Members Present

Larry Brouse  
Anne Fiske Zuniga  
John Dolan  
Ted Klainer  
Leslie Harper Miles

Anne Newcombe  
Mike Greenen  
Frederick Scheetz  
Kristen Johnson

## Members Absent

Kristin O'Donnell

## Staff Present

**Steve** Sheppard – City of Seattle, Department of Neighborhoods  
**Michael** Dorcy – City of Seattle Department of Planning and Development  
**Elise** Chayet – Associate Administrator Harborview

## Others Present

(see sign-in sheet)

### 1. Welcome and Introductions

The meeting was opened by Larry Brouse. Brief introductions followed. Note that there were many staff present from both the County and Harborview Medical Center.

### 2. Housekeeping

Steve Sheppard noted that the meeting is devoted to a single issue so no agenda or past minutes review will be done tonight.

### 3. Harborview Hall Plaza Update

Larry Brouse stated that he believed that most people here are aware of the issue that will be examined this evening and it is a proposal put forth by the County Executive's Office to make some changes in the master plan primarily having to do with the retention of Harborview Hall.

Mr. Brouse then introduced Sung Yang from the King County Executive's Office to



give a presentation on the current status of the possible re-use of Harborview Hall. Mr. Yang expressed his gratitude for the dedication and hard work of the Standing Advisory Committee. He noted that he had met with Mr. Brouse and was aware of the importance of the open space plan to the Committee and the belief of the Committee that this represents a major change to the concepts in the Master Plan. He stated that two things to take away from the meeting: #1 any decision to preserve Harborview Hospital at least from the County's standpoint has not been made and it might not be made for some time assuming the hospital and the board of trustees is willing to work with us on a RFP type process; and #2 we are committed to the things that all of you as an advisory committee have expressed as being your priorities, open space and good design.

Mr. Sang introduced, Kathy Broun, to discuss the process further. Ms. Broun stated that she wanted to start by outlining what has changed that led the county to conclude that a re-consideration of the initial decision to demolish the building.

- The economy, economics has changed dramatically. There were studies initially completed that indicated that it was economically infeasible to attempt to retain the building. With changes in the economy, and changes in financial structures, that may no longer be the case.
- There is a new federal program which grants tax credit incentives for historic preservation; those tax credit incentives were not available in the past two analyses. These incentives may also make the project feasible now
- Worked with Harborview on an energy services study that indicates that there may be cost savings associated with re-use of the building.

All of the above together led to a belief that reconsideration was desirable. We put together a Request for Qualifications and Concepts, a RFQC. Developers can respond to us and let us know if given the opportunity to preserve Harborview Hall how they would do it. The criteria is: 1) it has to be as cost neutral as possible, 2) no extra expense to the County or to Harborview; and 3) any suggested use has to be compatible with the Harborview mission and hospital operation. Other than that it is pretty much wide open. We gave them our past study information, we have received four responses. All of them are from very reputable development firms. The information we got out of that was that it might be financially viable. We need more information to make that determination; there hasn't been a final decision yet.

She noted that the County will be asking the Bond Oversight Committee to move forward with the Request for Proposal process, the Request for Proposal will give us more definition on exactly how they would build out the building.

Ms. Broun also stated that the Executive and others are aware of the need for open space and recognize that it was part of the plan along. There was never a time when the Executive considered moving forward with preserving Harborview Hall and not providing that open space.

If the RFP phase moves ahead the schedule will be: procurement announcement for the RFP to go out mid-December; and March 2012 before there would be any determination off the RFP. Ms. Broun stated that she was confident that a way will be found to preserve Harborview Hall. There was a brief discussion of the nature of the RFQ submissions.

Frederick Sheetz noted that it appeared that the question was what the future use might be and asked that Staff identify the ranges of possible uses. Ms. Broun responded that it would be either medical office space or clinic space related to Harborview's mission. Larry Brouse asked if any medical office uses would be for Harborview or general Medical Office Space owned by the County and leased out generally. Ms. Broun responded that the building would be owned by the County and offered to Harborview. However it may be that Harborview has no needs and in that case the space might be offered to either other County space or some other outside entity

so long as it is compatible with Harborview operations. Larry Brouse asked if Harborview had asked for more Medical Office Space. Harborview staff responded that they had not done so.

Frederic Sheetz asked what role historic preservation concerns played into this decisions. Mr. Braun responded that this was the initial factor that led to the County Executive's interest in this but that now economic issues weight into the situation more fully. Mr. Yang added that Executive Constantine cares deeply about historic preservation and thus has an interest in this issue. While Harborview Hall was not previously designated by the City, it is eligible for reconsideration on the Federal Registry.

There were many comments from the Committee members regarding the displeasure with the county for the lateness of their request to not demolish Harborview Hall and the what some feel as lack of regard for the Committee's time, work, and expertise on the Master Plan over the last 10 years. County staff responded that there has been a change in positons and acknowledged that this might be frustrating to the Committee.

John Dolan expressed concern over the directions being proposed. He noted that open space me would need to be identifies and that any general medical office use might be competing with several other new buildings. He further noted that the County should look carefully at the Master Plan and understand that it was built around the key central open space. With this inclusion, the Committee endorsed major expansions of the areas around this open space. Now that these new developments are being completed, the central plaza is forgone. He noted that this is a major challenge and that this decisions will affect many people. He noted that if this goes forward then it would undermine the entire concept of the master plan and its trade-off with the surrounding neighborhood. He stated that there might be a broader price to pay for this decisions.

Larry Brouse stated that he believed that the County has missed a key step and that this cannot be done without major renovations to the Master Plan. He noted that members have referred to this move as a "Bait and Switch" under which the Institution gets all of its proposed increased development and then finds a way to forgo the major amenity. He noted that one of the underlying focuses of the Master Plan was to create amenities for the neighborhood. He noted that permeability to the campus was one issue and that the heart of campus plaza was seen as the major element in this permeability. Additional open space more on the margin would not meet the same concerns. He noted that there was considerable discussion and time spent coming up with this design. County staff responded that there are many factors to balance.

Anne Newcomb noted that this is about more than open space. This plaza was inter-related to the whole plan as the heart of campus. Other's noted that the plan was a total vision and not just a cobbling of individual decisions.

#### **4. Public Comments**

**Comments from Jim Erickson** – Mr. Erickson passed out copies of his comments. He noted that his is a resident of First Hill and active in several First Hill community organizations, listed on his handout, he is speaking at this meeting as vice-president and government liaison chair on the board of the First Hill Improvement Association, website FirstHill.org. There are two issued he will address: Open Space on First Hill, and Harborview Hall's Historic Preservation.

He read his comments as follows:

First Hill appreciates the City's efforts to restore and improve Jim Ellis Freeway Park plus the tiny First Hill Park at Minor and University which are both north of Madison. Our community prefers that any open space should be south of Madison within the boundaries of First Hill.

Yesler Terrace currently has a nice public open and several of us on the Citizen Review Committee are working to include increased open space in the SHA plans for redeveloping Yesler Terrace.

Funding for acquiring and new First Hill Park was including in the 2000 Pro-Parks Levy. Land could not be secured even though several lots were considered. The 2008 second levy included additional money for a First Hill park, money is still available from both levies. For 10 years we have worked closely with Donald Harris who is responsible for land acquisition in the Seattle Parks Department, the lesson we want to share with you is that open space on First Hill is rare and very expensive and neighboring institutions are able to out bid the government.

Our first attempt was a small vacant lot at the intersection of Terry and Cherry. After years of trying to contact the foreign government who own the land it was finally placed on the market and the Frye Museum was able to make a higher offer.

Then the Seattle City Council voted to use eminent domain to acquire a parking lot at the corner of 8<sup>th</sup> and Madison when the economy collapsed the Council voted to resend that plan.

Currently Parks is focusing on the parking lot at 8<sup>th</sup> and Marion because it offers the possibility of combined larger square footage, negotiations have been hard and City may begin using eminent domain processing and proceed to a trial which is rare.

Several years ago when Harborview Hall was considered by the Landmarks Preservation Board our neighborhood considered whether the building per the spec of the board because of prominence of spatial location, contrast of siting, age or scale it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City, it was our conclusion that the Hall was located in the center of the campus and was generally not visible from the surrounding neighborhood, we also suggested that residents in the neighborhood were not aware of its identity.

As a neighborhood stakeholder who's seeking increased open space on First Hill we are taken aback that the County is suddenly considering a delay in the well planned effort to deconstruct Harborview Hall and thus deny the opportunity for new open space south of Madison within the boundaries of First Hill.

## **5. Closing Comments and Adjournment.**

Larry Brouse stated that he will remain in contact with Mr. Sang and others. County Staff agreed to come back to the Committee as this moves forward.

No further business being before the Committee, the meeting was adjourned.